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### **Orchard Way, Lower Cambourne Cambridge**

**Price: Freehold £360,000 offers in excess of**

- Three Bedroom Townhouse
- Ensuite To Master
- Two Reception Rooms
- Garage
- Chain Free
- Enclosed Rear Garden

EPC Rating: C



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From the entrance hall is the kitchen which is big enough to have a table and chairs in, and there is a range of wall and base units with worktop over, built-in appliances and plumbing for washing machine. Onto the dining room which could also be used as a study, with patio doors leading to the rear garden. A downstairs cloakroom completes the downstairs rooms.

On the first floor you will find the large living room that has two floor-to-ceiling windows letting in plenty of natural light and also allowing views over the green. Bedroom three finishes off this floor, with view over the garden.

Up on the second floor you have bedroom one and bedroom two. Bedroom one benefits from having an ensuite shower room, there is also a family bathroom on this floor.

Outside, to the rear of the property there is an enclosed rear garden that is mainly laid to lawn. To the side of the property there are remotely operated electric gates that lead to the garage and allocated parking space.

The property sits in a very sought after location in Lower Cambourne only a few minutes' walk from public transport links and beautiful walks around the Country Park. Cambourne is a small, developing town on the outskirts of Cambridge and St Neots. Stunning walks and a large supermarket are some of the many things that attract people to the town. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20-25 minutes.

Entrance Hall

Kitchen 3.88 x 2.79

Dining Room 3.80 x 3.53

Cloakroom

First Floor Landing

Lounge 5.00 x 3.82

Bedroom Three 3.82 x 2.65

Second Floor Landing

Bedroom One 3.88 x 2.65

Ensuite

Bedroom Two 3.83 x 2.64

Bathroom

Outside

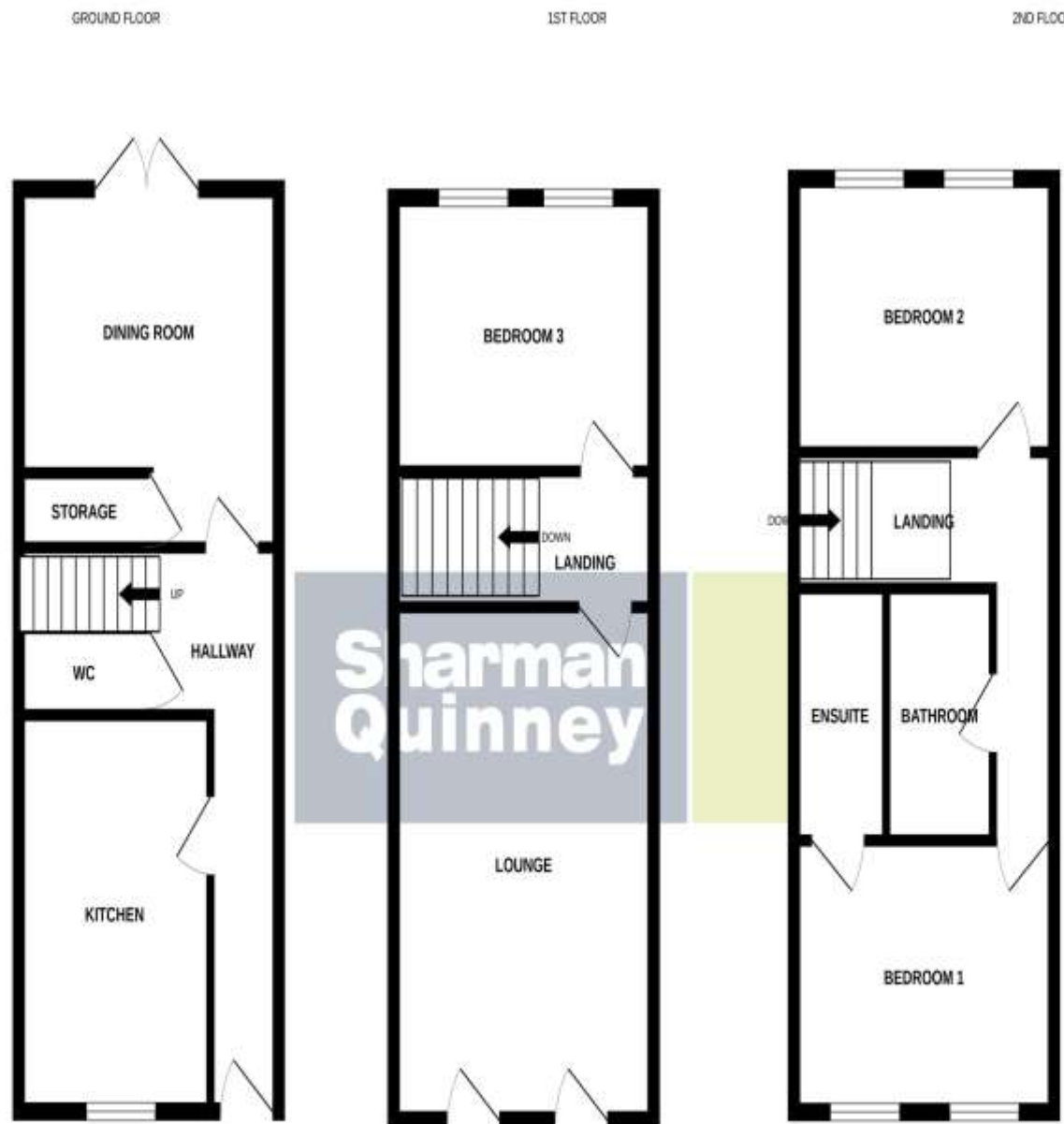
Enclosed rear garden that is mainly laid to lawn. Garage and off road parking.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ203307 - 0004

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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